

**CITY OF MIDDLETOWN  
AGENDA  
THE PLANNING AND  
ZONING COMMISSION**



*Chm.  
Vice-Chm.  
Sec'y  
MEMBERS*

*Daniel Russo (15)  
Molly Salafia (15)  
Joyce Rossitter (15)  
Richard Pelletier (15)  
Stephen Devoto (17)  
Jeremy Clark (17)  
Vincent Szyrkowicz (17)  
Elizabeth Emery (15)  
Phillip Pessina (17)  
Robert Blanchard (15)  
Mayor Daniel T. Drew  
William Warner, Director  
Bruce E. Driska, CZEO*

*ALTERNATES*

*Ex-Officio  
Staff  
ZEO*

**MARCH 12, 2014  
COUNCIL CHAMBERS  
MUNICIPAL BUILDING  
7:00 P.M.**

**THE MUNICIPAL BUILDING IS WHEELCHAIR ACCESSIBLE**

- 1. PLEDGE OF ALLEGIANCE**
- 2. ROLL TAKING**
- 3. ITEMS REMOVED FROM THE AGENDA AND WHY**
- 4. PUBLIC COMMENT ON ITEMS ON AGENDA WHICH ARE NOT CURRENTLY SCHEDULED FOR A PUBLIC HEARING**
- 5. ZEO CERTIFICATION THAT ALL HEARING SIGNS HAVE BEEN PROPERLY NOTICED**
- 6. PUBLIC HEARINGS (when scheduled)**
- 7. OLD BUSINESS**
- 8. NEW BUSINESS**
  - 8.1 Complete Streets Master Plan Presentation
  - 8.2 Proposed text amendment to the MX Zone, Sections 60.02.01, 60.02.04, 60.02.09, 60.02.17, 60.02.28, 60.02.33. Applicant/agent City of Middletown/Planning Conservation and Development Z2014-2
  - 8.3 Proposed conversion from dwelling to offices in the MX zone located at 609 Newfield Street. Applicant/agent Lawrence Garfield SE2014-1
- 9. PUBLIC COMMENT ON TOPICS WHICH ARE NOT OR HAVE NOT BEEN THE SUBJECT OF A PUBLIC HEARING**
- 10. MINUTES, TRANSCRIPTS, STAFF REPORTS AND COMMISSION AFFAIRS**
  - 10.1 Minutes of 2/26/14 Regular Meeting
  - 10.2 Other Commission Affairs
    1. Discussion regarding MX zones and allowed uses
    2. River-Cog Report
    3. Elect new P&Z representative to the Citizens' Advisory Committee to replace Gary Faraci
- 11. ADJOURNMENT**

**ALTERNATES: Robert Blanchard, E. Emery, P. Pessina**

If you require special accommodations for any meeting, please call the ADA Coordinator at (860) 344-3491 (voice), or (860) 344-3521 (TDD/TTY), or the Town Clerk's Office at (860) 638-4840 at least ten (10) days prior to the scheduled meeting.

P&Z MEETING OF MARCH 13, 2014  
ITEM 10.2.1  
PROPOSED ZONING TEXT AMENDMENT  
Z2014-2

EXISTING:

60.02.01- Ambulance Service (44.08.01)  
ZONES: TD, MX

60.02.04- Fraternity and Sorority Houses (44.08.04)  
ZONES: TD, MX

60.02.09- Neighborhood stores (44.08.09)  
ZONES: TD, MX

60.02.17- Banking facilities with the drive-up windows (44.08.12) ZONES: TD, MX

60.02.28- Existing Neighborhood Restaurants not to exceed 1800 square feet. Drive-thru permitted by Special Exception. (Amended effective 7/30/04)  
ZONES: MX (Added effective 2/28/94)

60.02.33- Retail Sales and/or Rentals of Used Automobiles (44.08.33)  
ZONES: MX (Added effective 10/25/89)

PROPOSED:

60.02.01- Ambulance Service (44.08.01)  
ZONES: TD

60.02.04- Fraternity and Sorority Houses (44.08.04)  
ZONES: TD

60.02.09- Neighborhood stores (44.08.09)  
ZONES: TD

60.02.17- Banking facilities with the drive-up windows (44.08.12)  
ZONES: TD

60.02.28- RESERVED

60.02.33- RESERVED